

123 COLDHARBOUR ROAD

BRISTOL  
BS6 7SN



RETAIL/RESIDENTIAL INVESTMENT

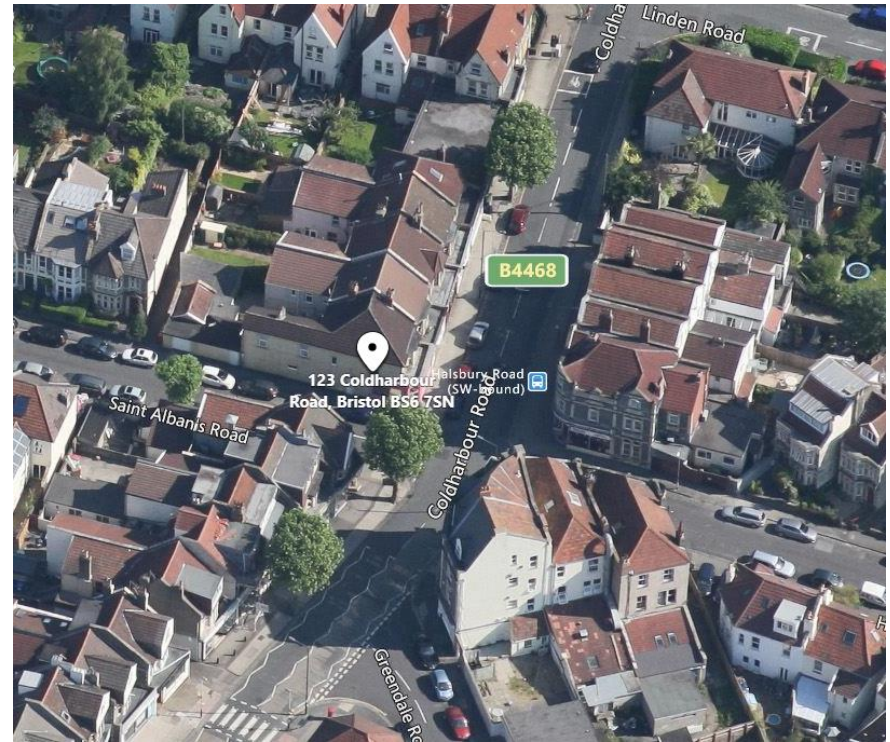
**HOOTONS**

0117 933 9915

The Coach House,  
1 Hurle Rd, Clifton,  
Bristol BS8 2SY

## EXECUTIVE SUMMARY

- Situated on the well-known Coldharbour Road in Westbury Park
- Lock- up shop with rear 1 bed flat and first floor three bed flat
- Retail unit let on the equivalent of an FRI lease
- Ground and first floor flats let on assured shorthold tenancies
- **Freehold** interest to be sold with a current income of £29,620 per annum rising to £30,120 per annum in July 2020
- Our client is **seeking offers in the region of £600,000** (Six hundred thousand pounds), subject to contract, which in July will reflect a **gross yield of 5%**.



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## LOCATION

Bristol is the regional capital of the South West and is located approximately 120 miles west of London.

It is the 5<sup>th</sup> largest conurbation in the UK and the city has an estimated population of 460,000 persons and is ranked the 3<sup>rd</sup> highest per capita GDP after London and Nottingham.

Communications are very good with links to the motorway network (M4 and M5), two mainline railway stations and an international airport.

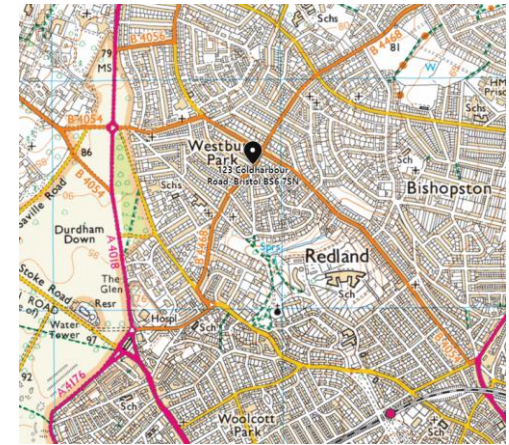


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# SITUATION



Located 1.8 miles North of Bristol's city centre in the popular and affluent area of Westbury Park. 123 Coldharbour Road sits between the A38 and A4018, two of the main ancillary roads, providing great access into and out of the city. Occupiers can also benefit from close access to a variety of shops and services, as well as less than a 0.5 mile walk to the popular 'Downs' Park.

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## DISCRIPTION

The property comprises a ground floor lock up retail unit with a W.C. To the rear is a one bedroom flat with small garden and garage. Above the shop there is a further three bedroom flat with large lounge/kitchen and two bathrooms. We understand that mains services are connected to the property.

The shop has the following approximate net internal floor area:

Description	Sq Ft	Sq M
Ground Floor (Sales and WC)	276	25.63
Rear of Ground Floor – 1 bed and 1 Shower/WC		
First Floor – 3 Bed and 2 Bathrooms		



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## TENANCIES

Premises	Tenant	Trading as	Lease	Rent reviews	Rent pa
Ground Floor	Joanne Price	Rainmaker	An effectively full repairing and insuring lease up to 30 <sup>th</sup> June 2022	N/A	£7,000 rising to £7,500 on 1 <sup>st</sup> July 2020
Rear of Ground Floor	Available by request	N/A	Assured shorthold tenancy	N/A	£9,900
First Floor	Available by request	N/A	Assured shorthold tenancy	N/A	£12,720

## EPC

The property has been assessed with the following ratings (EPCs available upon request):

Ground floor shop - **C (72)**

Ground floor rear flat - **E (40)**

Top floor flat - **E (52)**

## VAT

The Property has not been elected for VAT purposes.